

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Frank T. Zigman Jr. aka Francis T. Zigman aka  
Ronald Frank Zigman dba Ambassador 35 Limousine,  
LLC dba Ambassador 35 Limousine, Inc.  
Debtor(s)

CHAPTER 13

Philadelphia Federal Credit Union  
Movant  
vs.

NO. 24-11219 AMC

Frank T. Zigman Jr. aka Francis T. Zigman aka Ronald  
Frank Zigman dba Ambassador 35 Limousine, LLC dba  
Ambassador 35 Limousine, Inc.  
Debtor(s)


11 U.S.C. Sections 362

KENNETH E. WEST ESQUIRE  
Trustee

**ORDER**

AND NOW, this 18<sup>th</sup> day of Sept. , 2024 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 5006 N Convent Lane 275, Philadelphia, PA 19114 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



Ashely M. Chan, United States Bankruptcy Judge.